

04 August 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Sir/ Madam,

Downley Drive, Manchester - Application for Non-Material Amendments to Planning Permission 133099/JO/2022

This covering letter has been prepared in support of a planning application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments ("NMA") to Planning Permission 133099/JO/2022 ("this Application").

The applicant is Great Places Housing Association ('the Applicant').

The Site

The Site boundary extends to 0.69 ha. The western portion of the Site is currently vacant and secured by fencing, comprising predominantly of overgrown shrubland with a limited amount of hard standing. The eastern portion of the Site is comprised of grassland with a limited number of trees. An unadopted path cuts through the Site from St Vincent Street to the north to Downley Drive to the South.

Background

Original Planning Permission for Downley Drive was granted on 30 July 2021 under planning permission reference 130390/FO/2021 ("the Original Permission"). The Original Permission approved the construction of:

"Erection of 23, 3 storey dwellinghouses (Use Class C3a) and the erection of a 4 storey building to form 45 residential apartments (Use Class C3a) (68 new homes in total) with associated car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works."

The Original Permission was then subject to a S.73 Minor-Material Amendment Permission (Ref: 133099/JO/2022) (the "S73 Permission"), approved 27th April 2022, which approved amendments to landscaping layout and boundary treatment. For clarity, the S.73 Permission supersedes the Original Permission and stands as the Planning Permission for the Site.

Construction commenced on the Site in 2022 and revisions are now required to the 4-storey apartment element of the permission. Existing drainage infrastructure owned by United Utilities conflicts with the footprint of the building and therefore an alternative design is to be applied for the 4-storey element.

Therefore, phasing must be introduced to ensure that any new permission for this part of the Site does not conflict with the original permission under which the dwellinghouses have been constructed and will be completed. These design changes are not applied for in this permission and this s.96a application solely seeks to phase the planning permission.

Proposed Non-Material Amendments

The Applicant is seeking to make an NMA application to the S.73 Permission to enable the scheme to be brought forward in accordance with an approved phasing plan. Phases 1 and 2 are highlighted in the submitted phasing plan (Ref: 8801-BA-00-00-DR-A-(04) 007-C1). Introducing phasing into the permission will allow the townhouses ("Phase 1", shaded blue) to be carried out as an independent phase from the apartments and associated areas ("Phase 2", shaded green).

Changes to wording of conditions are required to reflect the phasing introduced to the permission, allow conditions to be discharged as relevant to each phase of development in accordance with the proposed phasing plan and reflect condition discharge information previously submitted and approved by Manchester City Council as Local Planning Authority.

The amendments proposed are non-material as the Applicant is not proposing to make any physical changes to the consented scheme or alter the way in which it would operate. Accordingly, it was agreed in principle with the Manchester City Council ('MCC') that the introduction of phase could be dealt with via s96A application during pre-application discussions. This application, as set out on the forms submitted with the application is for:

"Non-material amendment to planning permission 133099/JO/2022 to vary the wording of Conditions 2, 4, 5, 6, 7, 9, 10, 13, 14, 15, 16, 17, 19, 22, 23, 26, 28, 34, 35, and 36 in order to introduce phasing and reflect information approved by way of condition discharge."

A summary of the change to the conditions previously discharged under various condition discharge applications is set out under the subheadings below, which are then provided in full within Appendix A to this letter together with the conditions that require amendment to reference the inclusion of the phasing plan (Ref: 8801-BA-00-00-DR-A-(04) 007-C1).

Condition 2 – Approved Plans and Documents

It is proposed to amend Condition 2 to update the list of approved documents to include the proposed phasing plan Ref: 8801-BA-00-00-DR-A-(04) 007-C1, adding to the previously approved series of planning drawings.

Condition 4 – Local Labour

It is proposed to amend Condition 4 to reference the Phasing Plan listed under Condition 2 and reflect the local labour agreement submitted (Local Labour Agreement / Statement of intent dated May 2022) and approved as part of the condition discharge process across both phases through application CDN/22/0334.

Condition 5 – Drainage

It is proposed to amend Condition 5 to reference the Phasing Plan listed under Condition 2 and reflect the information submitted and approved in relation to both phases of the development, approved across for both phases under application CDN/22/0334.

Condition 6 – Archaeology

It is proposed to amend Condition 6 to reflect the information submitted and approved in relation to the site, which comprises Downley Drive Strip and Plan evaluation dated May 2022. This was approved across for both phases under application CDN/22/0374.

Condition 7 – Ground Conditions

It is proposed to amend Condition 7 to reference the Phasing Plan listed under Condition 2 and reflect the information submitted and approved in relation to Phase 1 and allow for details of Phase 2 to be submitted for approval to confirm ground condition information approved under application CDN/22/0334.

Condition 8 – Piling

No change required at this stage as this Condition is currently being determined by Manchester City Council under CDN/22/0723.

Condition 9 – Construction Management Plan

It is proposed to amend Condition 9 to reference the Phasing Plan listed under Condition 2 and reflect the Construction Management Plan submitted and approved in relation to both phases of the development, approved across for both phases under application CDN/22/0334

Condition 10 – External Building Materials

It is proposed to amend Condition 10 to reference the Phasing Plan listed under Condition 2 and reflect the External Materials Schedule dated June 2023 and approved as part of the condition discharge process across both phases through application CDN/23/0237.

Condition 15 – Landscaping

It is proposed to amend Condition 15 to reference the Phasing Plan listed under Condition 2 and reflect the materials submitted and approved in relation to both phases of the development, approved across for both phases under application CDN/22/0802..

Summary

The amendments proposed in this Application will result in a development that is not materially changed from the consented scheme approved under the S73 Permission (ref: 133099/JO/2022).

The amendments have been considered in principle by the Local Planning Authority and have agreed that they represent non-material amendments to the S73 Permission. It should be noted that the proposed amendments will allow the Applicant to bring forward the development of the Site, in accordance with their proposed phased schedule of works.

In summary, the Applicant seeks to:

- a) Amend Condition 2 of the S73 Permission to introduce reference to phasing plan (ref: 8801-BA-00-00-DR-A-(04) 007-C1), which would enable the consented scheme to be carried out under two phases: (1) “Phase 1” and (2) “Phase 2” to be referenced in all other conditions.
- b) Amend the wording associated with 20 no. conditions as set out above.

The non-material amendments do not alter the conclusions regarding the permitted scheme that it is in accordance with the Development Plan when taken as a whole.

Application Submission

This Application comprises this Covering Letter and the following documentation:

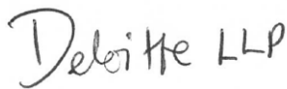
- Application Form and Notices prepared by Deloitte; and
- Phasing Plan (Ref: 8801-BA-00-00-DR-A-(04) 007-C1).

The Application has the Planning Portal reference: PP-12343870 and the application fee of £234 in addition to the prerequisite Planning Portal service charge will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Michael Percival (mipercival@deloitte.co.uk / 0161 455 6672) or Cameron Radford (cameronradford@deloitte.co.uk / 0161 455 6768).

Yours sincerely



For Deloitte LLP

Encl.

Appendix A – Proposed amendments to approved condition wording

Appendix A – Proposed amendments to approved condition wording

Appendix A – Proposed amendments to approved condition

The S.96A amendment application would propose the inclusion of the phasing plan on both Condition 2 (list of drawings and documents) and other relevant conditions attached to planning permission 133099/JO/2022 (as amended).

Revised condition wording applied for also reflects the information that has been used to discharge planning conditions to date. The proposed wording of planning conditions, as amended, is set out within the table below and additional wording is highlighted in **blue text** below:

	Original Condition	Proposed Amendment
1.	The development must be begun no later than the 30 July 2024.	<i>No change required.</i>
2.	<p>The development hereby approved shall be carried out in accordance with the following drawings and documents:</p> <p>Drawings and documents approved as part of planning application 133099/JO/2022.</p> <p>8801-BA-00-00-DR-A-(04) 208 REV 4, 8801-BA-00-04-DR-A- (04) 002 REV 7, 8801- BA-00-00-DR-A- (01) 006 REV 6, 8801-BA-00-00-DR-A- (01) 010 REV 6, 8801-BA-00- 00-DR-A- (01) 007 REV 11, 8801-BA-00-00-DR-A- (01) 003 REV 7 and 8801-BA-00- 00-DR-A-(04) 001 REV 17 stamped as received by the City Council, as Local Planning Authority, on the 25 March 2022.</p> <p>1907p01 Rev F, 1907p02 Rev B, 1907p03 Rev D and 1907p04 Rev C stamped as received by the City Council, as Local Planning Authority, on the 1 March 2022.</p> <p>Drawings and documents approved as part of planning permission 130390/FO/2021.</p> <p>Drawings</p> <p>1907/p/05 Rev B Rev C stamped as received by the City Council, as Local Planning Authority, on the 20 July 2021</p>	<p>The development hereby approved shall be carried out in accordance with the following drawings and documents:</p> <p>Drawings and documents approved as part of planning application 133099/JO/2022.</p> <p>8801-BA-00-00-DR-A-(04) 208 REV 4, 8801-BA-00-04-DR-A- (04) 002 REV 7, 8801- BA-00-00-DR-A- (01) 006 REV 6, 8801-BA-00-00-DR-A- (01) 010 REV 6, 8801-BA-00- 00-DR-A- (01) 007 REV 11, 8801-BA-00-00-DR-A- (01) 003 REV 7 and 8801-BA-00- 00-DR-A-(04) 001 REV 17 stamped as received by the City Council, as Local Planning Authority, on the 25 March 2022.</p> <p>1907p01 Rev F, 1907p02 Rev B, 1907p03 Rev D and 1907p04 Rev C stamped as received by the City Council, as Local Planning Authority, on the 1 March 2022.</p> <p>Drawings and documents approved as part of planning permission 130390/FO/2021.</p> <p>Drawings</p> <p>1907/p/05 Rev B Rev C stamped as received by the City Council, as Local Planning Authority, on the 20 July 2021</p>

Original Condition	Proposed Amendment
<p>1907/p105 and 1907/p/05 Rev C stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021.</p> <p>8801-BA-00-00-DR-A- (31) 001-8 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021.</p> <p>1741/01 Rev A, 1741/SP/04 and 1741/SP/06 stamped as received by the City Council, as Local Planning Authority, on the 2 June 2021.</p> <p>8801-BA-00-00-DR-A (01) (Rev 5), 8801-BA-00-00-DR-A (04) 200 (Rev 11), 8801-BA00-00-DR-A (04) 201 (Rev 11), 8801-BA-00-00-DR-A (04) 202, 8801-BA-00-00-DR-A (04) 203, 8801-BA-00-04-DR-A (04) 204 (Rev 6), 8801-BA-00-01-DR-A (04) 210 (Rev 6), 8801-BA-00-00-DR-A (04) 100 (Rev 8), 8801-BA-00-00-DR-A (04) 101 (Rev 8, 8801-BA-00-00-DR-A (04) 102 (Rev 9), 8801-BA-00-00-DR-A (04) 103 (Rev 2), 8801- BA-00-00-DR-A (04) 104 (Rev 2), 8801-BA-00-00-DR-A (05) 200 (Rev 7), 8801-BA-00- 00-DR-A (05) 001 (Rev 9), 8801-BA-00-00-DR-A (05) 010 (Rev 8), 8801-BA-00-00-DRA (05) 011 (Rev 8), 8801-BA-00-00-DR-A (05) 105, 8801-BA-00-00-DR-A (06) 200 (Rev 5), 8801-BA-00-00-DR-A (06) 100 (Rev 2), 8801-BA-00-00-DR-A (06) 101 (Rev 2), 8801-BA-00-00-DR-A (06) 102 (Rev 2), 8801-BA-00-00-DR-A (31) 002 (1), 8801-BA-00- 00-DR-A (31) 003 (1), 8801-BA-00-00-SH-A (09) 003 (Rev 4), 1907/p/104 and 1907/p/101 stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.</p> <p>Supporting information</p> <p>Design and Access Statement prepared by Buttress Architects, including a schedule of accommodation, and input from Steve Martlew Landscaping; Archaeological Desk Based Assessment prepared by Salford Archaeology; Flood Risk and Drainage Strategy prepared by Carley Daines and Partners; Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers ("Watt"); Statement of Consultation prepared by Deloitte Real Estate; Planning Statement (including Green and Blue Infrastructure Statement) prepared by Deloitte Real Estate; Noise Assessment prepared by Sandy Brown; Air Quality Report prepared by</p>	<p>1907/p105 and 1907/p/05 Rev C stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021.</p> <p>8801-BA-00-00-DR-A- (31) 001-8 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021.</p> <p>1741/01 Rev A, 1741/SP/04 and 1741/SP/06 stamped as received by the City Council, as Local Planning Authority, on the 2 June 2021.</p> <p>8801-BA-00-00-DR-A (01) (Rev 5), 8801-BA-00-00-DR-A (04) 200 (Rev 11), 8801-BA00-00-DR-A (04) 201 (Rev 11), 8801-BA-00-00-DR-A (04) 202, 8801-BA-00-00-DR-A (04) 203, 8801-BA-00-04-DR-A (04) 204 (Rev 6), 8801-BA-00-01-DR-A (04) 210 (Rev 6), 8801-BA-00-00-DR-A (04) 100 (Rev 8), 8801-BA-00-00-DR-A (04) 101 (Rev 8, 8801-BA-00-00-DR-A (04) 102 (Rev 9), 8801-BA-00-00-DR-A (04) 103 (Rev 2), 8801- BA-00-00-DR-A (04) 104 (Rev 2), 8801-BA-00-00-DR-A (05) 200 (Rev 7), 8801-BA-00- 00-DR-A (05) 001 (Rev 9), 8801-BA-00-00-DR-A (05) 010 (Rev 8), 8801-BA-00-00-DRA (05) 011 (Rev 8), 8801-BA-00-00-DR-A (05) 105, 8801-BA-00-00-DR-A (06) 200 (Rev 5), 8801-BA-00-00-DR-A (06) 100 (Rev 2), 8801-BA-00-00-DR-A (06) 101 (Rev 2), 8801-BA-00-00-DR-A (06) 102 (Rev 2), 8801-BA-00-00-DR-A (31) 002 (1), 8801-BA-00- 00-DR-A (31) 003 (1), 8801-BA-00-00-SH-A (09) 003 (Rev 4), 1907/p/104 and 1907/p/101 stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.</p> <p>Supporting information</p> <p>Design and Access Statement prepared by Buttress Architects, including a schedule of accommodation, and input from Steve Martlew Landscaping; Archaeological Desk Based Assessment prepared by Salford Archaeology; Flood Risk and Drainage Strategy prepared by Carley Daines and Partners; Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers ("Watt"); Statement of Consultation prepared by Deloitte Real Estate; Planning Statement (including Green and Blue Infrastructure Statement) prepared by Deloitte Real Estate; Noise Assessment prepared by Sandy Brown; Air Quality Report prepared by Hilson</p>

	Original Condition	Proposed Amendment
	<p>Hilson Moran; Ground Conditions and Land Contamination Report prepared by Carley Daines and Partners; Phase 1 Preliminary Risk Assessment prepared by Carley Daines and Partners; Phase 2 Geo-Environmental Statement prepared by Carley Daines, Phase 3 Remediation Statement prepared by Carley Daines and Partners; Addendum Ground Gas Report prepared by Carley Daines and Partners; Ecological Assessment prepared by ERAP; Arboricultural Impact Assessment prepared by Bowland; Transport Statement prepared by Ashley Helme; Travel Plan Framework prepared by Ashley Helme; Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by Buttress Architects; Framework Construction Management Plan prepared by Whiteley Eaves; Local Benefit Scheme: Statement of Intent prepared by Great Places Housing Association; Crime Impact Statement prepared by Greater Manchester Police; Ventilation Strategy prepared by Watt; Daylight/Sunlight Assessment prepared by GrayScanlanHill; TV Reception Survey prepared by G-Tech; Broadband Connectivity Assessment prepared by Watt; Residential Management Statement prepared by Great Places Housing Association; and, Affordable Housing Statement prepared by Great Places Housing Association</p> <p>The above documents were stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.</p>	<p>Moran; Ground Conditions and Land Contamination Report prepared by Carley Daines and Partners; Phase 1 Preliminary Risk Assessment prepared by Carley Daines and Partners; Phase 2 Geo-Environmental Statement prepared by Carley Daines, Phase 3 Remediation Statement prepared by Carley Daines and Partners; Addendum Ground Gas Report prepared by Carley Daines and Partners; Ecological Assessment prepared by ERAP; Arboricultural Impact Assessment prepared by Bowland; Transport Statement prepared by Ashley Helme; Travel Plan Framework prepared by Ashley Helme; Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by Buttress Architects; Framework Construction Management Plan prepared by Whiteley Eaves; Local Benefit Scheme: Statement of Intent prepared by Great Places Housing Association; Crime Impact Statement prepared by Greater Manchester Police; Ventilation Strategy prepared by Watt; Daylight/Sunlight Assessment prepared by GrayScanlanHill; TV Reception Survey prepared by G-Tech; Broadband Connectivity Assessment prepared by Watt; Residential Management Statement prepared by Great Places Housing Association; and, Affordable Housing Statement prepared by Great Places Housing Association.</p> <p>The above documents were stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.</p> <p>As superseded as relevant to each phase through the following plan [Ref: 8801-BA-00-00-DR-A-(04) 007-C1].</p>
3.	No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the clearance including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.	<i>No change required.</i>
4.	(a) The development shall not commence (other than site clearance and demolition) until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for	(a) The development hereby approved shall be carried out in accordance with the approved Local Labour Statement of Intent and the Local Labour Employment Proposals in writing by the City Council, as Local Planning Authority on 28th October 2022 through

	Original Condition	Proposed Amendment
	<p>approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.</p> <p>In this condition a Local Benefit Proposal means a document which includes</p> <ul style="list-style-type: none"> i. the measures proposed to recruit local people including apprenticeships ii. mechanisms for the implementation and delivery of the Local Benefit Proposal iii. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives. <p>(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority</p>	<p>CDN/22/0334. The approved document shall be implemented during the construction of the development.</p> <p>(b) Within one month prior to construction work being completed on each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to the approved Local Labour Employment Proposals above shall be submitted for approval in writing by the City Council as Local Planning Authority.</p>
5.	<p>Notwithstanding the Flood Risk and Drainage Strategy prepared by Carley Daines and Partners stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021,</p> <p>(a) the development shall not commence (other than site clearance and demolition) until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:</p> <ul style="list-style-type: none"> - Drainage layout showing all components, levels, connectivity; - Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable; - Details of surface water attenuation that offers greenfield runoff rates which shall be no greater than 5 l/s; - Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment; 	<p>Notwithstanding the Flood Risk and Drainage Strategy prepared by Carley Daines and Partners stamped as received by the City Council, as Local Planning Authority on the 13 May 2021, each phase of the development hereby approved shall be carried out in accordance with the approved detailed surface water drainage strategy including:</p> <ul style="list-style-type: none"> - General S104 Drainage for Adoption dated April 2022 - Proposed Surface Water Catchment Areas Plan dated April 2022 - Email response to LLFA queries dated August 2022 - Flow Control details dated July 2022 - Overland flood routes sketch dated August 2022 - Attenuation tank construction detail dated August 2022 - Controlled water summary risk assessment dated July 2021 - Microdrainage calculations for S104 dated April 2022 - Drainage strategy Drawing dated September 2021 - Hydraulic characteristics dated July 2022

Original Condition	Proposed Amendment
<ul style="list-style-type: none"> - Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building; - Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site; - CRT data (modelled or historic incident) relevant to canal flood risk at the site; including that produced by the flood study & modelling referenced in CRT correspondence (Appendix K of 20-B-12490.100B Flood Risk Assessment and Drainage Strategy Report); shall be requested from CRT and assessed; - In accordance with the drainage Hierarchy, the CRT shall be approached again at detailed design to ascertain if they are ready to accept discharge connections. An email of outcome will suffice. If discharge to the canal remains infeasible, evidence of alternative surface water disposal routes (as follows) is required; - Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice; - Hydraulic calculation of the proposed drainage system; and, - Construction details of flow control and SuDS elements. <p>(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.</p>	<ul style="list-style-type: none"> - Flood Risk Assessment and Drainage Strategy dated April 2021 <p>prepared by Carley Daines approved in writing by the City Council as the Local Planning Authority on 28th October 2022 under CDN/22/0334. Each phase of the development on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 shall be constructed in accordance with the approved details.</p>

	Original Condition	Proposed Amendment
6.	<p>No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI.) submitted to and approved in writing by the City Council, as Local Planning Authority. The WSI shall cover the following:</p> <ol style="list-style-type: none"> 1. A phased programme and methodology of investigation and recording to include: <ol style="list-style-type: none"> a. an evaluation through a 'strip, map and record' excavation. b. dependent on the above, more detailed excavation (subject to a separate WSI). 2. A programme for post-investigation assessment to include: <ol style="list-style-type: none"> a. production of a final report on the investigation results 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI. 	<p>The development hereby approved shall be carried out in accordance with the Written Scheme of Investigation (WSI) submitted to and approved in writing by the City Council, as Local Planning Authority on 20th June 2022 under CDN/22/0374.</p>
7.	<p>(a) Notwithstanding the Phase 1 Preliminary Risk Assessment- Downley Drive, Manchester, Carley Daines and Partners Limited, reference 19-B-12490, dated October 2019, Phase 2 Geo-environmental investigation and assessment - Downley Drive, Manchester, Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 25 January 2021, Supplementary Report on Gas Monitoring - Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 9 March 2021 and Phase 3 Remediation Statement - Downley Drive, Manchester, Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 9 March 2021, the development shall not commence until the following information for that phase has been submitted for approval in writing by the City Council, as Local Planning Authority:</p>	<p>(a) Each phase of the development on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 shall be carried out in accordance with the Phase 1 Preliminary Risk Assessment- Downley Drive, Manchester, Carley Daines and Partners Limited, reference 19-B-12490, dated October 2019, Phase 2 Geo-environmental investigation and assessment - Downley Drive, Manchester, Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 25 January 2021, Supplementary Report on Gas Monitoring - Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 9 March 2021 and Phase 3 Remediation Statement - Downley Drive, Manchester, Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 9 March 2021, approved under 130390/FO/2021 and Phase 2 Site Investigations dated January 2021, Phase 3 Remediation Statement dated March 2021, and</p>

	Original Condition	Proposed Amendment
	<ul style="list-style-type: none"> - Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire period of gas monitoring. - The human health risk assessment requires updating as it is not based on the most up to date criteria (using SGVs and GACs over the S4ULs and C4SLs with no justification for this), they have also used residential and not residential with gardens which is the worst-case use on site. - Submission of controlled waters risk assessment. - Submission of an updated Remediation Strategy following the corrections to the risk assessment. <p>(b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of the development.</p> <p>In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.</p>	<p>Calibration Certificate dated December 2020 approved in writing by the City Council as Local Planning Authority on 28th July 2022 under CDN/22/0334.</p> <p>(b) When each phase of the development commences, that phase of the development shall be carried out in accordance with the agreed Remediation Strategy in Part a) and a Completion / Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of each phase of the development.</p> <p>In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before each phase of the development is occupied, then development shall cease and shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the phase of the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.</p>
8.	Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details to ensure the structural integrity of the canal is not affected by the works. The approved details shall then be implemented during the construction of the development.	<i>No change required – this planning condition is currently being determined by Manchester City Council under CDN/22/0723.</i>
9.	The development shall not commence until a detailed construction management plan outlining working practices during construction shall be	Each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 hereby approved shall be carried out in accordance with the

	Original Condition	Proposed Amendment
	<p>submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:</p> <ul style="list-style-type: none"> - Display of an emergency contact number. - Details of Wheel Washing. - Dust suppression measures. - Compound locations where relevant. - Dilapidation survey. - Consultation with local residents. - Location, removal and recycling of waste. - Routing strategy and swept path analysis. - A method statement to protect the Rochdale Canal from accidental spillages, dust and debris. - Parking of construction vehicles and staff. - Sheeting over of construction vehicles. <p>Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.</p> <p>The development shall be carried out in accordance with the approved construction management plan.</p>	<p>detailed construction management plan dated April 2021 approved in writing by the local planning authority on 28th October 2022 under CDN/22/0334. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.</p>
10.	<p>Prior to any above ground works, samples, and specifications of all material to be used on all external elevations of the development and boundary treatments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.</p> <p>The approved materials used shall then be implemented as part the development.</p>	<p>Each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 hereby approved shall be carried out in accordance with the External Materials Schedule and Sample Photos approved in writing by the City Council, as Local Planning Authority on 6th July 2023 under CDN/23/0237.</p>

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11.	<p>The window reveals and soffits for the development shall be carried out in accordance with drawing 8801-BA-00-00-DR-A- (31) 001-8 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021. The extent of the window reveals and detailing will be as follows: -</p> <ul style="list-style-type: none"> - Minimum window reveal 180 mm and brick soffit (apartments); - Minimum window reveal 180 mm and brick soffit (dwellings) (front elevations and road facing side elevations only) 	<p>The window reveals and soffits for each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 shall be carried out in accordance with drawing 8801-BA-00-00-DR-A- (31) 001-8 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021. The extent of the window reveals and detailing will be as follows: -</p> <ul style="list-style-type: none"> - Minimum window reveal 180 mm and brick soffit (apartments); - Minimum window reveal 180 mm and brick soffit (dwellings) (front elevations and road facing side elevations only)
12.	<p>The boundary treatment shall be carried out in accordance with drawings 1907/p105, 1907/p/05 Rev C and stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021 and drawing 1907/p/01 Rev C 1 stamped as received by the City Council, as Local Planning Authority, on March 2022.</p> <p>The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.</p> <p>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.</p>	<p>The boundary treatment for each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 hereby approved shall be carried out in accordance with drawings 1907/p105, 1907/p/05 Rev C and stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021 and drawing 1907/p/01 Rev F stamped as received by the City Council, as Local Planning Authority, on March 2022.</p> <p>The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.</p> <p>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.</p>
13.	<p>The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers ("Watt") stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021. The development shall achieve a minimum of 20% improvement over Part L 2013 using SAP09 Carbon Factors and shall aim to achieve 61.1% in carbon on Part L 2013 Building Regulations SAP 09 Carbon Factors.</p>	<p>The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers ("Watt") stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021. The development shall achieve a minimum of 20% improvement over Part L 2013 using SAP09 Carbon Factors and shall aim to achieve 61.1% in carbon on Part L 2013 Building Regulations SAP 09 Carbon Factors.</p> <p>A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3</p>

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	A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the development hereby approved.	months of first occupation of each phase of the development on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 hereby approved.
14.	<p>Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>This shall include:</p> <ul style="list-style-type: none"> - Verification report providing photographic evidence of construction as per design drawings. - As built construction drawings if different from design construction drawings. - Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. <p>The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.</p>	<p>Prior to the first occupation of each phase of the development on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>This shall include:</p> <ul style="list-style-type: none"> - Verification report providing photographic evidence of construction as per design drawings. - As built construction drawings if different from design construction drawings. - Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. <p>The implementation of the management and maintenance plan shall be implemented for each phase of development in accordance with the timescales agreed and retained for as long as the phase of the development remains in use.</p>
15.	(a) Notwithstanding drawings 1907/p105, 1907/p/05 Rev C and stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021 and drawing 1907/p/01 Rev C 1 stamped as received by the City Council, as Local Planning Authority, on March 2022, prior to any above ground works, details of a hard and soft landscaping treatment scheme (including street trees) has been submitted for approval in writing by the City Council as local planning authority.	<p>The landscaping for each phase of the development hereby approved shall be carried out in accordance with the following hard and soft landscaping drawings:</p> <ul style="list-style-type: none"> - Planting Plan (Ref: 1907/C/108) - Landscaping Plan (Ref: 1907/C/04) - Site Levels Plan (Ref: 1907/C/05) - Housing Hard Surfaces and Levels Plan (Ref: 1907/C/06) - Paving and Edging Details (Ref: 1907/C/101)

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	<p>(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.</p>	<ul style="list-style-type: none"> - Bin Store Details (Ref: 1907/C/102) - Fencing Details (Ref: 1907/C/103) - Steel Railings and Gates (Ref: 1907/C/104) - Gates and Railings (Ref: 1907/C/105) - Entrance Details (Ref: 1907/C/106) - General Retaining Wall Detail (Ref: 1907/C/107) - Landscape Plan (Ref: 1907/C/01) - Layout Plan (Ref: 1907/C/02) - Boundary Treatment Plan (Ref: 1907/C/03) <p>received and approved in writing by the City Council, as Local Planning Authority on 22nd November 2022 under CDN/22/0802.</p>
16.	<p>(a) Notwithstanding the Noise Assessment prepared by Sandy Brown stamped as received by the City Council, as Local Planning Authority 13 May 2021, prior to the first occupation of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.</p> <p>Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:</p> <ul style="list-style-type: none"> - Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times) - Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq - Gardens and terraces (daytime) 55 dB L Aeq <p>(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report</p>	<p>(a) Notwithstanding the Noise Assessment prepared by Sandy Brown stamped as received by the City Council, as Local Planning Authority 13 May 2021, prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of that phase of the development.</p> <p>Noise survey data must include measurements taken during a rush-hour period and nighttime to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:</p> <ul style="list-style-type: none"> - Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times) - Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq - Gardens and terraces (daytime) 55 dB L Aeq

	Original Condition	Proposed Amendment
	<p>shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.</p> <p>Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.</p>	<p>(b) Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the phase of the development complies with part (a) of this planning condition.</p> <p>(c) Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.</p>
17.	<p>(a) Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.</p> <p>(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.</p>	<p>(a) Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment, and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.</p> <p>(b) Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to</p>

Original Condition		Proposed Amendment
	Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.	<p>ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the phase of the development complies with part (a) of this planning condition.</p> <p>Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ.</p>
18.	<p>The waste management arrangements for development hereby approved shall be carried out in accordance with Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by Buttress Architects stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.</p> <p>The details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.</p>	<p>The waste management arrangements for each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, hereby approved shall be carried out in accordance with Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by Buttress Architects stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.</p> <p>The details shall be implemented prior to the first occupation of each phase of the development and thereafter retained and maintained in situ.</p>
19.	The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.	<p>Each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn.</p> <p>Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of each the phase of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the phase of the development and shall remain in operation for so long as the phase of the development is occupied.</p>
20.	If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local	<i>No change required.</i>

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	planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.	
21.	The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.	<i>No change required.</i>
22.	<p>Prior to the first occupation of the development, the siting, scale and appearance of a suitable cycle store for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>The cycle storage arrangements for the apartment shall be carried out in accordance with drawing 8801-BA-00-00-DR-A-(04) 200 stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.</p> <p>The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.</p>	<p>Prior to the first occupation of "Phase 1" of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, the siting, scale and appearance of a suitable cycle store for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>The cycle storage arrangements for the apartment, "phase 2" of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 shall be carried out in accordance with drawing 8801-BA-00-00-DR-A-(04) 200 stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.</p> <p>The approved details shall be implemented prior to the first occupation of each phase of the development and thereafter retained and maintained in situ.</p>
23.	<p>Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>This shall include the followings:</p> <ul style="list-style-type: none"> - Details of new areas of highway including possible adoption. - Alterations of existing highway including creation of new vehicular access points, dropped kerbs and tactile paving to 	<p>Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:</p> <ul style="list-style-type: none"> - Details of new areas of highway including possible adoption. - Alterations of existing highway including creation of new vehicular access points, dropped kerbs and tactile paving to

	Original Condition	Proposed Amendment
	<p>Woodward Place, Woodward Street, Kingham Drive, Downley Drive and St Vincent Street.</p> <ul style="list-style-type: none"> - Details of the uncontrolled crossing points at Downley Drive junction with the new road and at St Vincent Street. - Resurfacing of existing carriageway and footway including introduction of tactile paving to crossing points. - Double yellow lines waiting restrictions to St. Vincent Street and the introduction of No Wating at Any Time restrictions for of St. Vincent Street east in its entirety including the turning head and a section of St. Vincent Street west. - No Waiting at Any Time restrictions to Downley Drive turning head; and, - Waiting restrictions at the following junctions (as shown in Drawing No. 1741/01) <ul style="list-style-type: none"> o Downley Street / Woodward Street; o St. Vincent Street / Woodward Street; and, o Woodward Place / Woodward Street. <p>The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.</p>	<p>Woodward Place, Woodward Street, Kingham Drive, Downley Drive and St Vincent Street.</p> <ul style="list-style-type: none"> - Details of the uncontrolled crossing points at Downley Drive junction with the new road and at St Vincent Street. - Resurfacing of existing carriageway and footway including introduction of tactile paving to crossing points. - Double yellow lines waiting restrictions to St. Vincent Street and the introduction of No Wating at Any Time restrictions for of St. Vincent Street east in its entirety including the turning head and a section of St. Vincent Street west. - No Waiting at Any Time restrictions to Downley Drive turning head; and, - Waiting restrictions at the following junctions (as shown in Drawing No. 1741/01) <ul style="list-style-type: none"> o Downley Street / Woodward Street; o St. Vincent Street / Woodward Street; and, o Woodward Place / Woodward Street. <p>The approved scheme shall be implemented and be in place prior to the first occupation of each phase of the development hereby approved and thereafter retained and maintained in situ for as long as each phase of the development remains in use.</p>
24.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.</p>	<p><i>No change required.</i></p>
25.	<p>The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses</p>	<p><i>No change required.</i></p>

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	<p>where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.</p>	
26.	<p>Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.</p>	<p>Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 hereby approved, details of the number, siting and appearance bird and bat boxes for each phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of each phase of the development hereby approved and shall thereafter be retained and maintained in situ.</p>
27.	<p>Prior to the first occupation of the development, details and specification of 7 kw fast charging electric car charging points for each dwellinghouse and 20% of the apartments car parking space shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.</p>	<p>Prior to the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, details and specification of 7 kw fast charging electric car charging points for each dwellinghouse in relation to "Phase 1", and 20% of the apartments car parking space in relation to "Phase 2", shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the phase of the development and thereafter retained and maintained in situ.</p>
28.	<p>Prior to the installation of the proposed driveways and car parking areas hereby approved, a drainage scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in situ thereafter.</p>	<p>Prior to the installation of the proposed driveways and car parking areas hereby approved, a drainage scheme in relation to each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007- C1 shall be submitted to and approved in writing by the City Council as Local Planning Authority. Each phase of the development shall be carried out in accordance with the approved details and maintained in situ thereafter.</p>
29.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations, outbuildings or upwards extensions shall be erected other than those expressly authorised by this permission.</p>	<p><i>No change required.</i></p>

Original Condition		Proposed Amendment
30.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings outlined in condition 2.	<i>No change required.</i>
31.	Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.	<i>No change required.</i>
32.	All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".	<i>No change required.</i>
33.	<p>In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Impact Assessment prepared by Bowland stamped as received by the City Council, as Local Planning Authority on the 13 May 2021; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.</p> <p>(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).</p> <p>(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.</p>	<i>No change required.</i>

	Original Condition	Proposed Amendment
	<p>(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.</p>	
<p>34.</p>	<p>The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Ashley Helme stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.</p> <p>In this condition a Travel Plan means a document which includes:</p> <ul style="list-style-type: none"> i. the measures proposed to be taken to reduce dependency on the private car by those living at the development. ii. a commitment to surveying the travel patterns of residents during the first three months of the first use of the development and thereafter from time to time. iii. mechanisms for the implementation of the measures to reduce dependency on the private car. iv. measures for the delivery of specified travel plan services. v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car. <p>Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be</p>	<p>Each phase of development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Ashley Helme stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.</p> <p>In this condition a Travel Plan means a document which includes:</p> <ul style="list-style-type: none"> vi. the measures proposed to be taken to reduce dependency on the private car by those living at the development. vii. a commitment to surveying the travel patterns of residents during the first three months of the first use of the development and thereafter from time to time. viii. mechanisms for the implementation of the measures to reduce dependency on the private car. ix. measures for the delivery of specified travel plan services. x. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car. <p>Within six months of the first occupation of each phase of the development identified on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been</p>

Original Condition		Proposed Amendment
	implemented in full at all times when the development hereby approved is in use.	approved by the City Council as Local Planning Authority shall be implemented in full at all times when the relevant phase of the development hereby approved is in use.
35.	Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the apartments (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.	Prior to the first use of "Phase 2" of the development on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 hereby approved, details of the siting, scale and appearance of the solar panels to the apartments (including cross sections). The approved details shall then be implemented prior to the first use of the phase of the development and thereafter retained and maintained in situ.
36.	Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the apartments and the dwelling houses hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 17. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.	Prior to the first use of each phase of the development on plan ref: 8801-BA-00-00-DR-A-(04) 007-C1 hereby approved, details of the siting, scale and appearance of the air source heat pumps to the apartments – in relation to "Phase 2" , and the dwelling houses – in relation to "Phase 1" , hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 17. The approved details shall then be implemented prior to the first use of each phase of the development and thereafter retained and maintained in situ.